



CITY OF INDIO

NOTICE OF AVAILABILITY OF AN ENVIRONMENTAL IMPACT REPORT FOR THE VENTANA SPECIFIC PLAN PROJECT (State Clearinghouse No. 2021010037)

- LEAD AGENCY:** City of Indio
100 Civic Center Mall
Indio, CA 92201
- CONTACT PERSON:** Leila Namvar
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- PROJECT TITLE:** Ventana Specific Plan Project Case Nos.:
Environmental Assessment 20-05-547
General Plan Amendment 20-05-120
Specific Plan 20-05-39
Tentative Tract Map 37884
Design Review 20-05-473
- PROJECT LOCATION:** North side of Avenue 50, between Jefferson Street and Madison Street
(APN #: 602-070-004-1, 602-080-001-9 & 602-080-002-0) within the City
of Indio, Riverside County.

PROJECT DESCRIPTION The project site consists of 45.17 acres of land. A General Plan Amendment (GPA) is proposed concurrent with the VENTANA Specific Plan that would create a new residential land use designation that allows a residential density of up to 3 dwelling units per acre. The GPA proposes amendments to both the General Plan text and the land use map.

The VENTANA Specific Plan establishes building and development standards for the entire 45.17-acre Project area, including building height, building setbacks, development density, landscaping, and parking. The VENTANA Specific Plan proposes a low-density residential development consisting of 103 residential units, a dog park, pedestrian trails, and open space common areas.

The proposed Tentative Tract Map (TTM 37884) will subdivide the site into 103 lots, as well as lettered lots for streets, common areas, and similar ancillary uses. The TTM also provides for the widening of Avenue 50 to its ultimate General Plan half-section width, including a second travel lane, bike lane, curb, sidewalk, and landscaped parkway area along the entire frontage of the Project.

The Design Review application includes detailed plans for all of the home designs within the project, as well as landscaping plans for the front yards, common areas, and project parkways.

FINDINGS/DETERMINATION: The City has reviewed and considered the proposed Project and has determined that potentially significant impacts could result from the implementation of the Project. Therefore, an Environmental Impact Report has been prepared. This notice has been prepared to provide you the opportunity to provide input on the subject environmental analysis.

PUBLIC REVIEW PERIOD: A 45-day public review period for the Draft Environmental Impact Report will commence at 8:00 a.m. on March 24, 2021 and end on May 7, 2021 at 5:00 p.m. for interested

individuals and public agencies to submit written comments on the document. Any written comments on the Draft Environmental Impact Report must be received at the above City address or email within the public review period. Copies of the Draft Environmental Impact Report is available for review at the above address and on the City's website at https://www.indio.org/your_government/development_services/hearing_notices.htm